

# City of Bothell

## Notice of Proposed Land Use Application

### *Williams Landing Condominium Subdivision*

**Issue date:** September 7, 2016

**End of comment period** 5:00 PM on October 7, 2016

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: SEPA determination.

**Applicant:** Douglas and Susan Williams  
2367 30<sup>th</sup> Ave W  
Seattle, WA 98199

**Agent:** CPH Consultants  
Matthew J. Hough, PE  
11431 Willows Road NE  
Redmond, WA 98052  
425-285-2390; matt@cphconsultants.com

**Hearing information, if applicable:** No hearing required unless appealed.

**Project case number:** SUB2016-08658 (Subdivision), SHR2016-08660  
(Shoreline Substantial Development), SEP2016-08659  
(State Environmental Policy Act Determination).

**Project name:** *Williams Landing* condominium subdivision.

**Project location:** 10722 East Riverside Drive, Bothell WA 98011, Parcel  
082605-9054

---

**Project description:** The applicants propose to redevelop an approximately 2.01-acre vacant parcel located between East Riverside Drive and the Sammamish River in the southern portion of the City of Bothell into 14 new residential townhome condominium units. These individual townhome units are proposed in 3 separate buildings on the site. The proposal includes a paved, private access drive, extension of public water and sanitary sewer to serve the new residential buildings, storm drainage, and private open space areas.

The application suite includes a subdivision (via the Binding Site Plan method), a Shoreline Substantial Development permit for development exceeding \$5,718 within the shoreline and a SEPA checklist establishing the basis from which a SEPA threshold determination will be issued.

A majority of the property is located within the jurisdiction of the Bothell Shoreline Master Program (SMP) land use management area. The site carries a SMP environmental designation of High Intensity (HI). The purpose of the “high intensity” environment is to provide for intensive land uses, such as residential – activity centers, commercial, office, retail, transportation, warehouse, manufacturing, and mixed use developments, together with appropriate accessory uses such as parking lots, utilities, and storage areas, in shoreline areas that have been previously degraded.

A 20,483 square foot Category III wetland also occupies the majority of this development site. The wetland is proposed to be filled in its entirety. Mitigation for this critical area impact is proposed offsite in the Horse Creek drainage area north of downtown Bothell, west of SR527 and north of the *Collage* condominium site. Mitigation on the receiving site includes 567 square feet of wetland restoration (0.028:1 ratio) and 231,064 square feet of wetland enhancement (11:1 ratio).

To accommodate the desired development configuration, in addition to the proposed wetland fill, the applicant proposes to reduce the environmental buffer required adjacent to the Sammamish River by 25 linear feet, from 100 feet to 75 feet (6,621 square feet in area). Proposed mitigation for this impact consists of 578 square feet of buffer addition and 16,907 square feet of buffer enhancement. A full critical areas report has been submitted detailing these values.

**Other permit applications pending with this application: None.**

**Other permits approved or required, but not included with this application:** Grading and utility installation permits, building permits.

**Special studies requested of the applicant at this time (RCW 36.70B.070):** Critical Area Report, Preliminary Storm Drainage Report.

**Existing documents that evaluate the impacts of the proposed project:** Critical area report; SEPA Environmental Checklist.

**Application received:** July 25, 2016

**Date application deemed complete:** July 25, 2016

A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

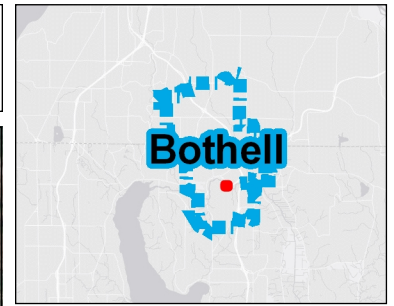
Every person has the right to comment on this project by submitting those comments in writing to Jeff Smith, Senior Planner at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost) and are located at the Department of Community Development, Bothell City Hall, 18415 101<sup>st</sup> Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.
























# Williams Landing Condominium Subdivision



## Legend

- Named River or Streams
  -  Stream
  -  Piped Stream
-  River or Stream Buffer
-  Sammamish River
-  Wetland
-  Wetland Buffer
-  Floodway
- Floodplain
  -  Zone A
  -  Zone AE
  -  Zone X
- Water Body
  -  Lake
  -  Pond
-  Bothell City Limits
-  Local Government
-  Public Services
-  School
-  Business
-  Mobile/Multi-Family
-  Golf Course
- 2015-Mar Ortho (Bothell)

1: 1,738



0.1 0 0.03 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.

## Notes